

RESOLUTION NO. 2004-216

A RESOLUTION OF THE LODI CITY COUNCIL DECLARING ITS INTENTION TO ANNEX  
WOODLAKE MEADOW (ZONE 7) TO A MAINTENANCE ASSESSMENT DISTRICT, TO FORM  
ZONE 7, TO LEVY AND COLLECT AN ANNUAL ASSESSMENT FOR MAINTENANCE AND  
OPERATION OF IMPROVEMENTS AND FOR COSTS AND EXPENSES AND SETTING TIME  
AND PLACE OF PUBLIC HEARING AND SETTING FORTH MAILED PROPERTY OWNER  
BALLOT PROCEDURE AND NOTICE

WOODLAKE MEADOW ZONE 7

LODI CONSOLIDATED LANDSCAPE MAINTENANCE  
ASSESSMENT DISTRICT NO. 2003-1  
(Landscaping and Lighting Act of 1972)

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NOW, THEREFORE, BE IT RESOLVED by the Lodi City Council that:

1. The City Council proposes to annex territory to an existing assessment district, to form a zone and to levy and collect assessments pursuant to the Landscaping and Lighting Act of 1972 (Streets & Highway Code, Section 22500, et seq.) (the "Act").

2. The improvements to be installed and/or maintained in the territory to be annexed are generally described as public park land area 0.0468 acres in size, equivalent to the current level of service standard for park area within the City of 3.4 acres per 1,000 persons served.

3. The territory to be annexed shall be known as follows:

Woodlake Meadow Zone 7, Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1 (Landscaping and Lighting Act of 1972), City of Lodi, San Joaquin County, California. The territory is a residential area comprising 5 lots in all, east of Lower Sacramento Road, north of Eilers Lane, south of the Southern Pacific Railroad tracks, and east of Lodi Lake Park in the City of Lodi, California.

4. In accordance with the City Council's resolution initiating proceedings, Thompson-Hysell Engineering, a division of The Keith Companies, Inc., of Modesto, California, designated engineer, has filed with the City Clerk the Report required by Section 22585 of the Act, which Report has been preliminarily approved by this Council. All interested persons are referred to that Report for a full and detailed description of the improvements, the zone to be formed, the proposed assessments upon assessable lots and parcels of land within the territory proposed to be annexed and the proposed budget for the fiscal year 2005-06, the estimated cost of annual operation and maintenance of the improvements, and the maximum annual assessment.

5. On Wednesday, December 15, 2004, at the hour of 7:00 p.m., or as soon thereafter as possible, at the regular meeting place of the Lodi City Council, Carnegie Forum, 305 West Pine Street, Lodi, California, the City Council will conduct a public hearing, at which the Council will hear and consider any objections and protests respecting (a) whether the public interest and convenience require the improvements and/or maintenance thereof, (b) the extent of the territory to be annexed and the formation of Zone 7, (c) the estimated costs and expenses of the project, (d) the amounts of the assessments proposed to be levied upon the benefited parcels, and (e) the method or formula by which benefit has been estimated and any other aspect of the proposed annexation of territory and the formation of Zone 7 to which any interested person may want to object or protest. The City Clerk shall tabulate the assessment ballots received and report the same to the City Council.

6. The proposed boundaries of the proposed territory to be annexed are hereby described as shown on a map thereof on file in the office of the City Clerk (the "Amended Boundary Map"), which indicates by a boundary line the extent of the territory to be included in the proposed

annexation and which Amended Boundary Map shall govern for all details for further purposes of the proceedings for the annexation and to which reference is hereby made for further particulars. This Council approves the map and adopts the boundaries shown on the map as describing the extent of the territory included in the proposed annexation and finds that the map is in the form and contains the matters prescribed by Section 3113 of the California Streets and Highways Code. This Council directs the City Clerk to certify the adoption of this resolution on the face of the map, and to record, or cause to be recorded, said map of the boundaries of the territory proposed to be annexed in the office of the County Recorder within ten days of the date of the adoption of this Resolution.

7. Notice is further given that Wally Sandelin of the Public Works Department, Telephone (209) 333-6709, is the person and the department designated by this Council to answer inquiries regarding the protest proceedings.

8. The City Clerk is hereby authorized and directed to cause notice of the hearings ordered under Section 5 hereof to be given by mailing, postage prepaid, in the United States mail, and such notice shall be deemed to have been given when so deposited in such mail. The envelope or cover of the mailing shall include the name of the City and the return address of the City Clerk as the sender. The mailed notice shall be given to all property owners within the territory to be annexed as shown in the Engineer's Report by such mailing by name to those persons whose names and addresses appear on the last equalized assessment roll of the County of San Joaquin or the State Board of Equalization assessment roll, as the case may be. The notice shall include, but not be limited to, the total amount of the assessment proposed to be levied in the territory proposed to be annexed, the assessment proposed for the owner's particular parcel(s) and the duration thereof, the reason for the assessment and the basis upon which the amount of the assessment was calculated. Each notice shall also contain an assessment ballot, a summary of the procedures applicable to the completion, return and tabulation of assessment ballots, and a statement that the existence of a majority protest will result in the assessment not being imposed. The notice herein provided shall be mailed not less than forty-five (45) days before the date of the public hearing.

Dated: October 20, 2004

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I hereby certify that Resolution No. 2004-216 was passed and adopted by the City Council of the City of Lodi in a regular meeting held October 20, 2004, by the following vote:

AYES:	COUNCIL MEMBERS – Beckman, Hitchcock, Howard, Land, and Mayor Hansen
NOES:	COUNCIL MEMBERS – None
ABSENT	COUNCIL MEMBERS – None
ABSTAIN:	COUNCIL MEMBERS – None



SUSAN J. BLACKSTON  
City Clerk

**ENGINEER'S REPORT  
WOODLAKE MEADOW ZONE 7  
LODI CONSOLIDATED LANDSCAPE MAINTENANCE  
ASSESSMENT DISTRICT NO. 2003-1  
(PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972)  
CITY OF LODI**

**FISCAL YEAR 2004-2005**

**PREPARED B Y**

**Thompson-Hysell Engineers,  
a division of The Keith Companies, Inc.  
1016 12th Street  
Modesto, CA 95354**

**OCTOBER 2004**

**ANNUAL ENGINEER'S REPORT  
FOR THE 2004-2005 FISCAL YEAR**

WOODLAKE MEADOW ZONE 7  
LODI CONSOLIDATED LANDSCAPE MAINTENANCE  
ASSESSMENT DISTRICT NO. 2003-1  
CITY OF LODI  
(Pursuant to the Landscaping and Lighting Act of 1972)

The undersigned respectfully submits the enclosed annual report as directed by the City Council.

DATED: \_\_\_\_\_, 2004.

Thompson-Hysell Engineers  
Engineer of Work

BY:

Michael T. Persak  
RCE 44908

**I HEREBY CERTIFY** that the enclosed Annual Engineer's Report, together with Boundary Map, Assessment, and Assessment Diagram thereto attached, was filed with me on the \_\_\_\_\_ day of \_\_\_\_\_, 2004.

\_\_\_\_\_, City Clerk, City of Lodi  
San Joaquin County, California

BY:

**I HEREBY CERTIFY** that the enclosed Annual Engineer's Report together with Assessment and Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Lodi, California on the \_\_\_\_\_ day of \_\_\_\_\_, 2004.

\_\_\_\_\_, City Clerk, City of Lodi  
San Joaquin County, California

BY:

**I HEREBY CERTIFY** that the enclosed Annual Engineer's Report together with Assessment and Assessment Diagram thereto attached, was filed with the Auditor of the County of San Joaquin on the \_\_\_\_\_ day of \_\_\_\_\_, 2004.

\_\_\_\_\_, City Clerk, City of Lodi  
San Joaquin County, California

BY:

October 11, 2004

The Honorable Mayor and  
City Council of The City of  
Lodi, CA

To Whom It May Concern:

This report is prepared pursuant to and in compliance with the requirements of the "Landscaping and Lighting Act of 1972," as amended, commencing with the Streets and Highways code sections 22500, et seq. for the creation of a new zone (Woodlake Meadow Zone 7) in the Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1.

#### BACKGROUND

The Woodlake Meadow zone consists of a 5-lot residential development located in the northwestern portion of the City of Lodi. The development is being pursued by Woodlake Meadow, LLC. This report is relative to the proposed Woodlake Meadow Zone 7 Landscape Maintenance District of the City of Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1, which provides annual funds for the maintenance of various public landscape improvements.

#### PHASED DEVELOPMENT

The Woodlake Meadow Zone 7 development is currently anticipated to be constructed in a single phase. Annually, the additional public amenity improvements and the additional developed areas, if any, shall be identified. The costs of the maintenance of the new improvements, if any, shall be added to and included in the next annual landscape maintenance budget. These amounts for the additional improvements were accounted for in determining the maximum annual assessment (see Exhibit A). The Woodlake Meadow Zone 7 project, when completed, will include 5 dueF's.

#### ASSESSMENT DISTRICT AREA

The area of Woodlake Meadow Zone 7 is described as all of the property within the following assessor's parcel identified by assessor's number (APN):

<u>Book</u>		<u>Parcel</u>
015	230	09

A boundary map is attached to this Engineer's Report as Exhibit B. The assessment diagrams for the Woodlake Meadow Zone 7 Landscape Maintenance District are attached to the Engineer's Report as Exhibit C. Sheet 1 of the assessment diagrams is a simple overall boundary map. Sheet 2 is the County Assessor's map and is incorporated in, and made a part of, the assessment diagram.

## PLANS AND SPECIFICATIONS

As this project is developed, plans and specifications for the amenity improvements to be maintained by the funds generated by the Woodlake Meadow Zone 7 Landscape Maintenance District shall be filed with the City of Lodi and will be incorporated into this report by reference.

## DESCRIPTION OF AREAS TO BE MAINTAINED

The Woodlake Meadow Zone 7 Landscape Maintenance District is created to provide funding for the continued maintenance of the public areas described below. During the installation period for each phase, the installer of the improvements will maintain the new improvements until the following June 30, or until such time as funds are available for maintenance, at which time the new areas shall be incorporated into the areas already being maintained by the District.

The following improvements shall be included in the District upon their completion

1. Description of Improvements for Future Development
  - A. Public park land area of 0.0468 acres in size equivalent to the current level of service standard for park area within the City of 3.4 acres per 1000 persons served.

## LOCATION OF COSTS

Assessments for the Woodlake Meadow Zone 7 Landscape Maintenance District are apportioned in a manner intended to fairly distribute the amounts among all assessable developed parcels in proportion to the estimated benefits to be received by each such parcel. A parcel is considered as being developed by reason of having been included as a lot or parcel in the Zone 7 recorded Final Map or being included within the active developed area in the case of an existing parcel. The criteria for apportioning the costs for the maintenance makes use of a dwelling unit equivalent Factor (dueF) to calculate the benefit for all **uses** in terms of equivalent dwelling units. The terms, definitions, and procedures followed to develop the annual assessment are as follows:

1. Dwelling Unit Equivalent Factor (dueF)

The dueF for each use is as follows:

  - A. Single-Family Residential

All parcels determined to be developed for single-family **use** shall have a dueF of 1.0 for each parcel. Parcels designated for duplex use will be assigned a dueF of **2.0**.
  - B. Multiple-Family Residential

All parcels determined to be developed for multiple-family residential, other than duplex or triplex uses, shall have a dueF of 5.0 per acre for each parcel, in general representative of the approximate single-family yield if the area were developed for that use.

C. Commercial/Office

All parcels determined to be developed for commercial or office use shall have the dueF factor calculated as follows:

5 dueF per acre for the first 7.5 acres

2.5 dueF per acre for the next 7.5 acres

1.25 dueF per acre for all acreage over 15 acres.

D. Other Uses

All parcels determined to have uses other than identified above shall have a dueF established at the time of the first annual budget affecting such areas as determined by the Engineer or other officer appointed by the City of Lodi to prepare the annual cost spread. The determined dueF shall follow the character of the factors assigned above as nearly as practicable, but the determination shall be the sole responsibility of the appointed party and the City of Lodi.

E. Zero Dwelling Unit Equivalent Factor (dueF)

Certain parcels, by reason of use, size, shape, or state of development, may be assigned a zero dueF which will consequently result in a zero assessment for that fiscal year. All parcels having such a zero dueF for the previous fiscal year shall annually be reconsidered to determine if the reason for assigning the zero dueF is still valid for the next fiscal year. Parcels which may be expected to have a zero dueF assigned are typically parcels which are all, or nearly all, publicly landscaped, parcels in public ownership, parcels owned by a public utility company and/or used for public utilities, public parks, public schools, and remainder parcels too small or narrow for reasonable residential or commercial use, unless actually in use.

1. Area Adjustments

Parcels which have an assessment determined by area and which have a portion of the parcel occupied by public or public utility uses separate from the entitled use and located in easements, prior to the multiplication by the dueF, shall have the area of the parcel adjusted to a usable area to reflect the loss or partial loss of the entitled use in those areas. This reduction shall not apply for normal peripheral and interior lot line public utility easements generally existing over the whole subdivision.

2. Compilation

Annually, about May 15, following the determination of the dwelling unit equivalent Factor (dueF) for all developed parcels and the determination of the list of developed parcels by APN for the next fiscal year, all single-family or duplex/triplex residential parcels shall have a dwelling unit equivalent (due) assigned to each parcel equal to the dueF for that parcel. For all parcels other than single-family or duplex/triplex residential parcels, the product of the dueF times the area or adjusted usable area of the parcel, as appropriate, shall be calculated and shall be the due assigned. For developed parcels, the sum of the due assigned to each single-family due for each other parcel shall equal the total due for the next fiscal year. The total amount of revenue required for the next fiscal year shall then be divided by the total due to calculate the assessment per due for the next fiscal year. Parcels defined as not developed for the purposes of determining the landscape maintenance assessments will

all have a zero due<sup>F</sup> and consequently a zero due and a zero assessment.

3. Allocation of Assessments

The assessment for wall maintenance for the next fiscal year shall then be set for each parcel as the product of the calculated dwelling unit equivalent (due) for each parcel, multiplied by the assessment per due for the next fiscal year.

METHOD OF ASSESSMENT SPREAD

In compliance with the provisions of Proposition **218**, adding Article **XIII D** to the California Constitution, the benefits conferred on each parcel within the Lodi Consolidated Landscape Maintenance District No. **2003-1** are particular and distinct benefits (hereinafter "special benefits") over and above general benefits conferred on such property or to the public at large, in that the individual letter-designated zones in the District each represents a common unit to provide landscape, park, and related amenity maintenance, and monitored irrigation for the development of the property within the individual letter-designated zones in the District generally for residential and related urban uses. Benefits are determined to be 100% special benefits and 0% general benefits. Also, in keeping with the requirements of Proposition 218, no annual individual assessments shall be increased above the amounts assessed under the established criteria for each zone for the preceding fiscal year without an election approval.

The base objective of the assessment spread is to distribute costs in accordance with the benefits received. Costs will be spread equally to each residential lot as follows:

1. Lots **1-5** in Woodlake Meadow shall be assessed equally per their due<sup>F</sup> for the estimated costs of maintenance for the fiscal year 2004-2005.

ANNUAL ESCALATION

The maximum assessment amount for each fiscal year shall be increased in an amount equal to the greater of: 1) five percent (5.0%), or 2) the percentage increase of the Local Consumer Price Index (CPI). Consumer Price Index applied is for the San Francisco-Oakland-San Jose County Area for All Urban Consumers, as developed by the U.S. Bureau of Labor Statistics for a similar period of time.

ADMINISTRATION

It is intended that the City of Lodi, either directly or by subcontract, shall have the responsibility to establish an ongoing Landscape Maintenance Management entity to be known as the Landscape Maintenance District Manager which shall be responsible to establish the annual budget, keep an accounting of the maintenance and operational administrative costs, administer and perform the landscape maintenance either directly or by subcontract, pay all fees, utility costs, taxes, and any and all other operating costs.



# ESTIMATE OF COSTS

The location and size of a park serving these subdivisions has not yet been determined. **The** estimated costs are for public amenity maintenance only. All improvements will be installed **at** no cost to the Landscape Maintenance Assessment District. The assessment will not be levied until needed, upon development and City acceptance of the improvements.

Items considered in the maintenance cost include, but are not limited to: Water for plants and trees, weeding, pruning, mowing, replacement of plants and trees that may die, maintenance of pavement and sidewalks, and maintaining and replacing all sprinkler lines and heads.

The annual costs estimated to be collected with the 2004-2005 taxes for **the** developed **areas are** as follows:

<u>OPERATION OF COSTS</u>	<u>FY 2004-05 ESTIMATED ASSESSMENT</u>	<u>FY 2004-05 MAXIMUM ASSESSMENT</u>
Future Park Site	\$0.00	\$500.00
<b>Est. Subtotal Operation Costs</b>	<b>\$0.00</b>	<b>\$500.00</b>
<u>DISTRICT ADMINISTRATION COSTS</u>		
Annual Engineer's Report	\$0.00	\$100.00
Publication	\$0.00	\$100.00
City Administration Fee	\$0.00	\$50.00
County Administration Fee	<u>\$0.00</u>	<u>\$15.00</u>
<b>Est. Total Administration Costs</b>	<b>\$0.00</b>	<b>\$265.00</b>
<b>Est. Contingency</b>	<b>\$0.00</b>	<b>\$100.00</b>
<b>Total Estimated Revenue Required for 2004-2005 Fiscal Year</b>	<b>\$0.00</b>	<b>\$865.00</b>
<b>Total Appropriation Required from Existing Fund Balance</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Total Estimated Assessment for 2004-2005 Fiscal Year</b>	<b>\$0.00</b>	<b>\$865.00</b>

Engineer's Report  
Woodlake Meadow Zone 7  
Page 6 of 6  
October 11, 2004

**Total dueF** **5**

**Assessment per dueF** **\$0.00** **\$173.00**

**MAXIMUM ANNUAL ASSESSMENT** **\$173.00**

#### ASSESSMENT ROLL

The assessment roll for the fiscal year 2004-2005 is as follows:

Assess- ment No.	APN No.	Future Lot Nos.	Owner	No. of dueF's	FY 2004-05 Estimated Assessment	FY 2004-05 Maximum Assessment
1	015-230-09	1-5	Woodlake Meadow,	5	\$0.00	\$865.00
<b>Total</b>				<b>5</b>	<b>\$0.00</b>	<b>\$865.00</b>

The parcels in this subdivision are expected to subdivide upon and subsequent to the formation of Zone 7. The proposed subdivision will yield approximately **5** dueF's (residential lots) and will have a proposed assessment roll, based on the above criteria and budget, as set forth in Exhibit **A**.

The foregoing Engineer's Report and the estimate of costs, as well as the Assessment Diagram and Assessment Roll, which are attached hereto, *are* presented for your approval by resolution dated **this** \_\_\_\_\_ day of \_\_\_\_\_, 2004.

THOMPSON-HYSELL ENGINEERS  
Engineer of Work

BY:  
Michael T. Persak  
RCE 44908

**EXHIBIT A**  
**ASSESSMENT ROLL**  
**WOODLAKE MEADOW ZONE 7**  
**LODI CONSOLIDATED LANDSCAPE MAINTENANCE**  
**ASSESSMENT DISTRICT NO. 2003-1**  
**(PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972)**  
**CITY OF LODI, CA**

<b>DIAGRAM NUMBER</b>	<b>COUNTY ASSESSOR NUMBER</b>	<b>UNIT NO.</b>	<b>LOT NO.</b>	<b>FY 2004-05 ESTIMATED ASSESSMENT</b>	<b>FY 2004-05 MAXIMUM ASSESSMENT</b>
1	015-230-09	Woodlake Meadow	Lot No. 1	\$0.00	\$173.00
2	015-230-09	Woodlake Meadow	Lot No. 2	\$0.00	\$173.00
3	015-230-09	Woodlake Meadow	Lot No. 3	\$0.00	\$173.00
4	015-230-09	Woodlake Meadow	Lot No. 4	\$0.00	\$173.00
5	015-230-09	Woodlake Meadow	Lot No. 5	\$0.00	\$173.00
<b>TOTAL</b>				<b>\$0.00</b>	<b>\$865.00</b>

**PROPOSED AMENDED BOUNDARIES  
(WOODLAKE MEADOW ZONE 7 ANNEXATION)  
CITY OF LODI CONSOLIDATED LANDSCAPE  
MAINTENANCE ASSESSMENT DISTRICT  
NO. 2003-1 CITY OF STOCKTON,  
SAN JOAQUIN COUNTY  
STATE OF CALIFORNIA**

BEING PORTIONS OF SECTIONS 34,  
T.4 N., R.6 E., M.D.B. & M.,  
CITY OF STOCKTON,  
SAN JOAQUIN COUNTY, CALIFORNIA

THOMPSON-HYSELL ENGINEERS  
1016 12th STREET MODESTO, CALIFORNIA  
OCTOBER, 2004

FILED P THE OFFICE a THE an CLERK a THE an a LOO THIS  
MY OF 2004.

CITY CLERK OF THE an OF LODI

RECORDED THIS        DAY OF       , 2004 AT THE HOUR  
OF        O'CLOCK        M., IN BOOK        PAGE        OF  
MAP OF ASSESSMENTS AND COMMUNITY FACILITIES DISTRICTS IN THE OFFICE OF  
THE COUNTY RECORDER OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA.

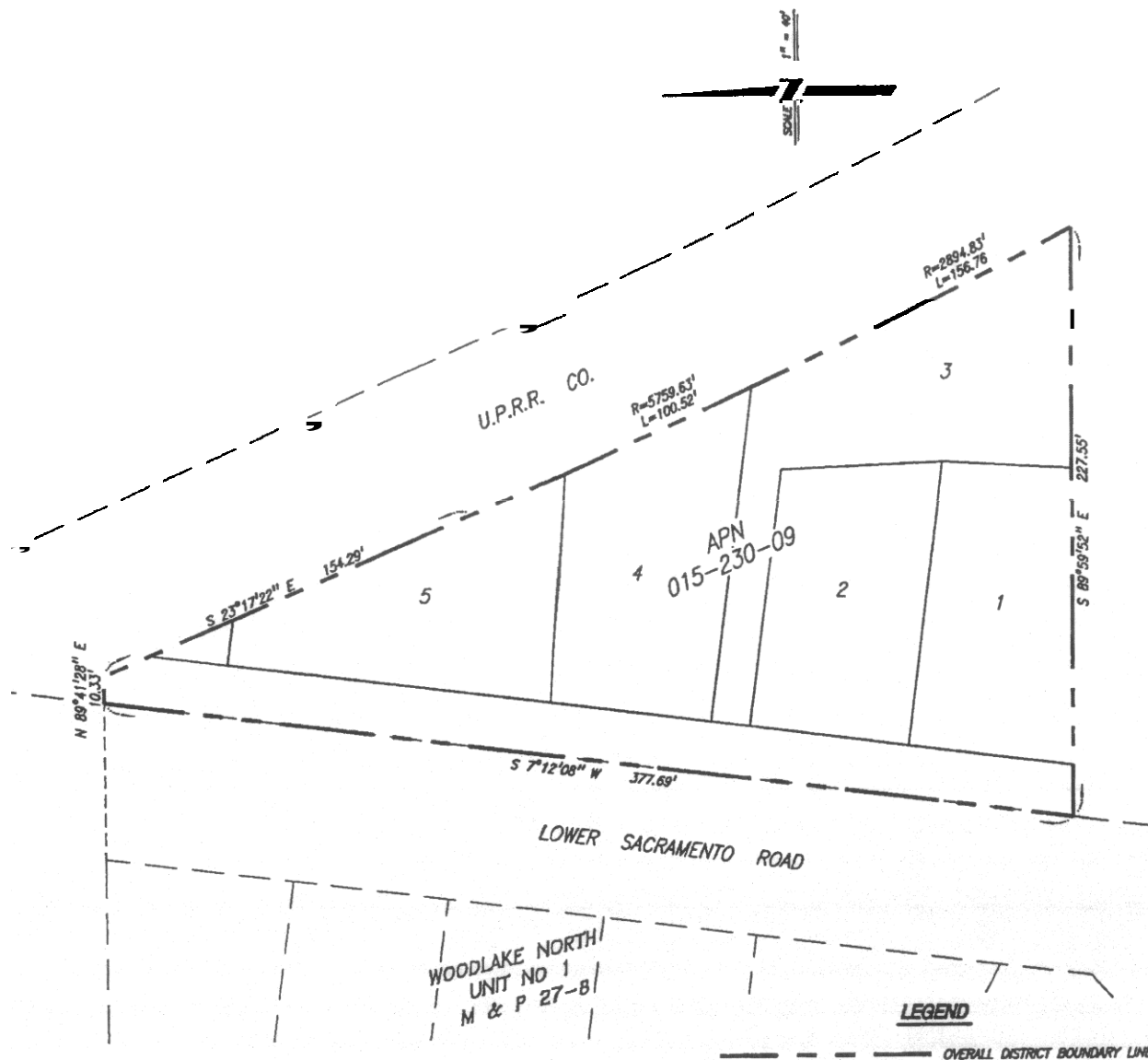
COUNTY RECORDER  
OF SAN JOAQUIN COUNTY, CALIFORNIA

I, HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED  
BOUNDARY OF LODI CONSOLIDATED LANDSCAPE MAINTENANCE  
ASSESSMENT DISTRICT NO. 2003-1, CITY OF LODI, SAN JOAQUIN  
COUNTY, CALIFORNIA WAS APPROVED BY THE CITY COUNCIL OF THE  
CITY OF LODI AT A REGULAR MEETING THEREOF, HELD ON THE  
DAY OF       , 2004, BY ITS RESOLUTION NO.

CITY CLERK OF THE CITY OF LODI

THE AMENDED BOUNDARY MAP AMENDS THE BOUNDARY MAP FOR CITY OF LODI  
CONSOLIDATED LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 2003-1,  
CITY OF LODI, SAN JOAQUIN COUNTY, STATE OF CALIFORNIA PRIOR RECORDED  
AT BOOK 4 OF MAPS AND ASSESSMENTS AND COMMUNITY FACILITIES DISTRICTS  
AT PAGE 105, IN THE OFFICE OF THE COUNTY RECORDER FOR THE COUNTY OF  
SAN JOAQUIN, STATE OF CALIFORNIA.

**EXHIBIT B**



**NOTES:**

1. ASSESSMENTS APPLY ONCE TO LAND LOCATED WITHIN *M* a n OF LODI AND WITHIN THE DESIGNATED ASSESSOR'S PARCELS.
2. THIS MAP WAS COMPILED FROM THE RECORD INFORMATION AND IS NOT THE RESULT OF A FIELD SURVEY.
3. THIS ASSESSMENT DISTRICT CONTAINS 1.0 ACRE.

**LEGEND**

O

ASSESSMENT DISTRICT BOUNDARY LINE  
ASSESSMENT DISTRICT PARCEL NUMBER

**ASSESSMENT DIAGRAM INDEX**

BOOK	PAGE	PARCELS
015	230	09

**ASSESSMENT DIAGRAM, ZONE 7  
WOODLAKE MEADOW  
CITY OF LODI CONSOLIDATED LANDSCAPE  
MAINTENANCE ASSESSMENT DISTRICT  
NO. 2003-1 CITY OF STOCKTON,  
SAN JOAQUIN COUNTY  
STATE OF CALIFORNIA**

BEING PORTIONS OF SECTIONS 34,  
T.4 N., R.6 E., M.D.B. & M.,  
CITY OF STOCKTON,  
SAN JOAQUIN COUNTY, CALIFORNIA

**THOMPSON-HYSELL ENGINEERS**

1016 12th STREET MODESTO, CALIFORNIA  
OCTOBER, 2004

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF LODI THIS \_\_\_\_  
DAY OF \_\_\_\_\_, 2004.

CITY CLERK OF THE CITY OF LODI

RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS THIS \_\_\_\_  
DAY OF \_\_\_\_\_, 2004.

SUPERINTENDENT OF STREETS  
OF THE CITY OF LODI

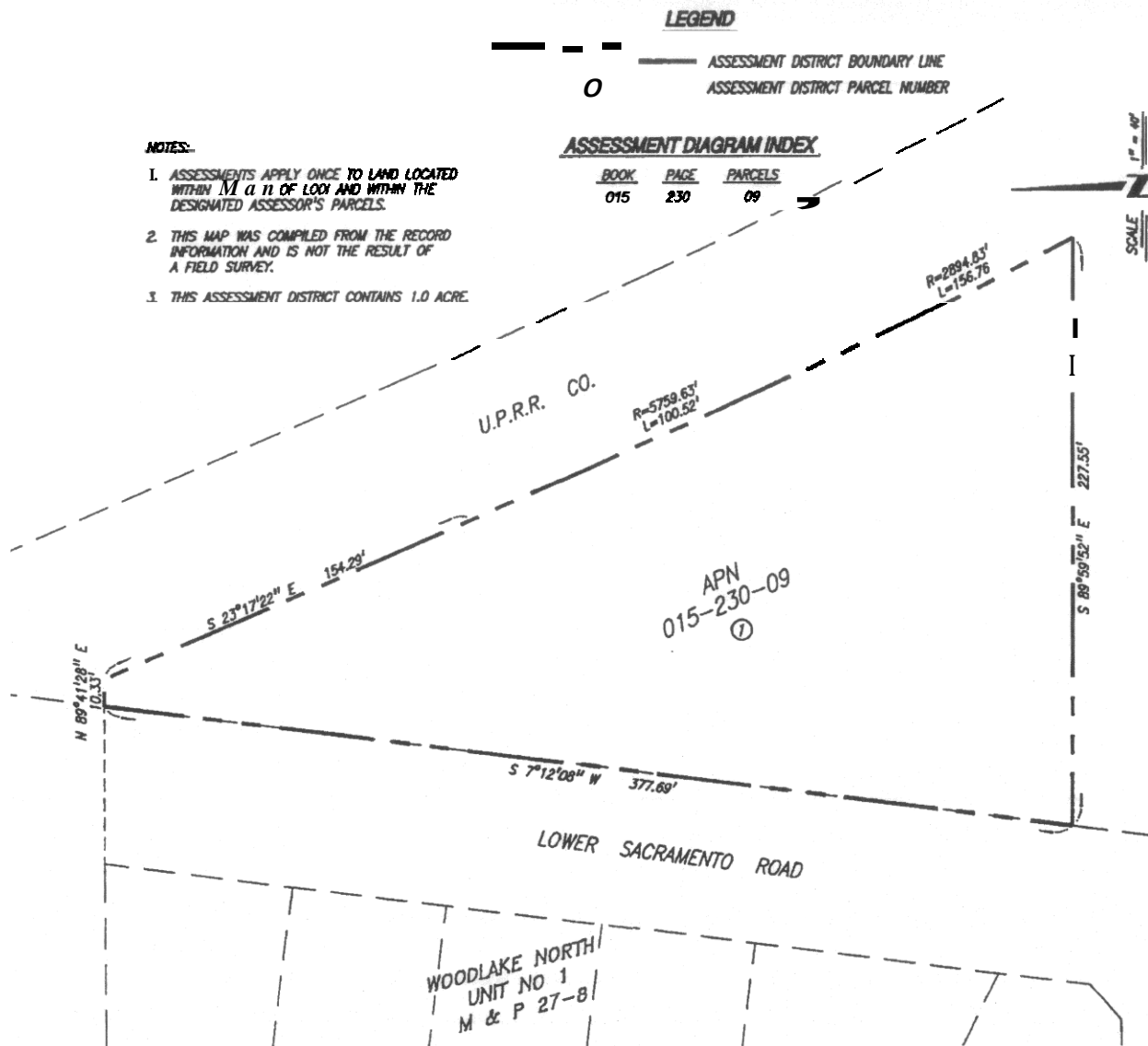
FILED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2004 AT THE HOUR  
OF \_\_\_\_ O'CLOCK \_\_\_\_ M. IN BOOK \_\_\_\_ PAGE \_\_\_\_ OF  
MAP OF ASSESSMENTS AND COMMUNITY FACILITIES DISTRICTS IN THE OFFICE OF  
THE COUNTY RECORDER OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA.

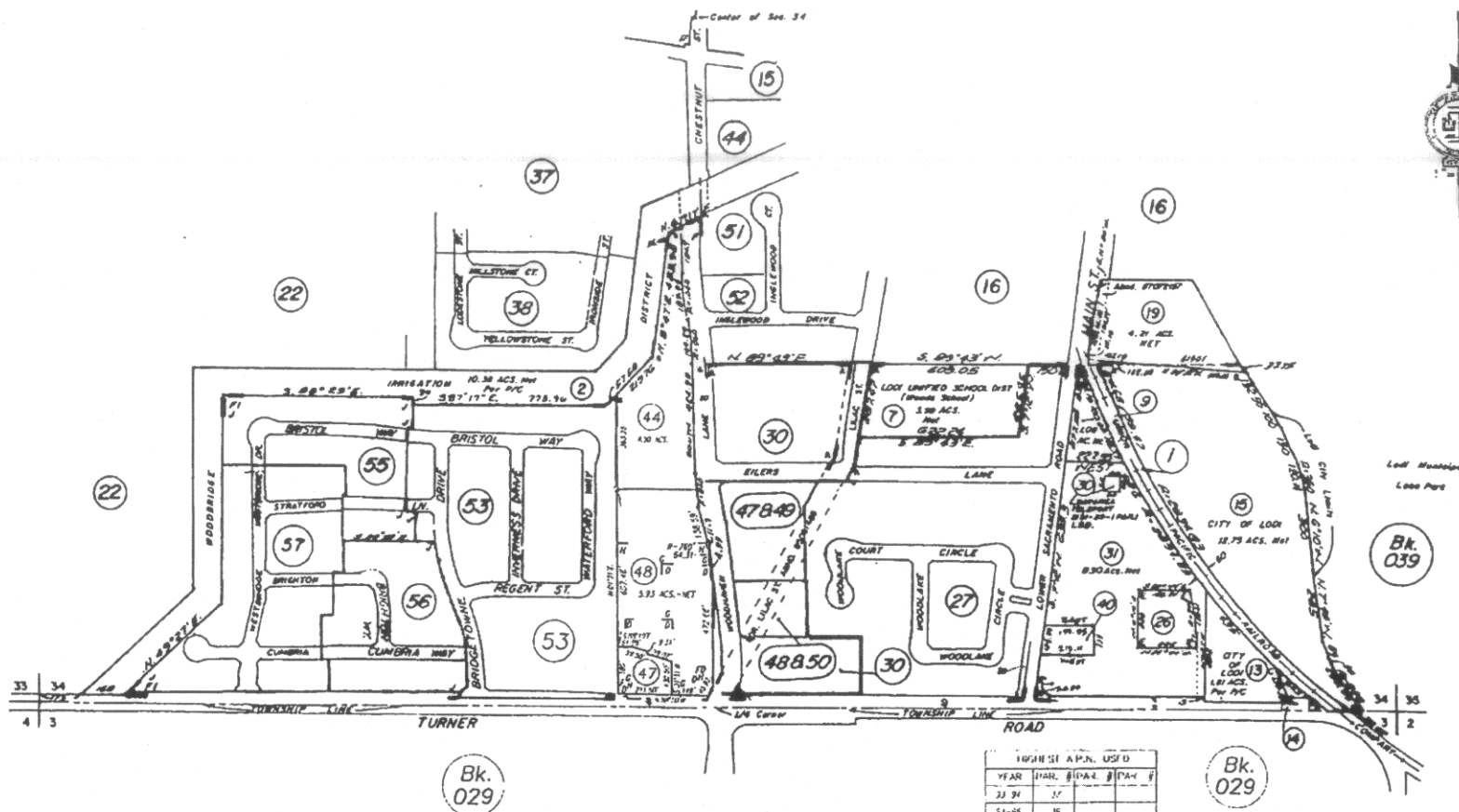
ASSESSOR-RECORDER-COUNTY CLERK  
OF SAN JOAQUIN COUNTY, CALIFORNIA

AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL OF THE CITY OF LODI,  
COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, ON THE PIECES AND PARCELS  
OF LAND SHOWN OF THE ASSESSMENT DIAGRAM. THE ASSESSMENT WAS LEVIED  
ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2004. THE ASSESSMENT DIAGRAM AND THE  
ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE SUPERINTENDENT  
OF STREETS OF THE CITY ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2004.  
REFERENCE IS MADE TO THE ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE  
SUPERINTENDENT OF STREETS FOR THE EXACT AMOUNT OF EACH ASSESSMENT  
LEVIED AGAINST EACH PARCEL OF LAND SHOWN OF THIS ASSESSMENT DIAGRAM.

CITY CLERK *ca* THE CITY OF LODI

**EXHIBIT C**  
SHEET 1 OF 2





A	R.	S.	Bk.	08	Pg.	005
B	R.	S.	Bk.	05	Pg.	185
C	R.	S.	Hk.	06	Pg.	235
D	P.	M.	Bk.	12	Pg.	103
E	P.	M.	Bk.	13	Pg.	079
F	R.	S.	Bk.	29	Pg.	006
G	P.	M.	Hk.	11	Pg.	184
H	R.	S.	Bk.	31	Pg.	196
I	P.	M.	Bk.	18	Pg.	163
J	P.	M.	Bk.	21	Pg.	015

NOTE. Assessor's Parcel Numbers Shown in Circles  
Assessor's Block Numbers Shown in Ellipses.

HIGHEST A.P.N. USED			
YEAR	PAR.	PA-E	PA-C
23-94	37		
94-95	38		
95-96	45		
96-97	47		
97-98	48		
98-99	49		

CITY OF LODI  
Assessor's Map Bk.015 Pg.23  
County of San Joaquin, Calif.